

PROPERTY LOCATION

No	Alt No	Direction/Street/City
71	73	MASS AVE, ARLINGTON

OWNERSHIP

OWNERSHIP			Unit #:	
Owner 1:	ZAGANJORI HAKI & FERIDA TRUSTE			
Owner 2:	ZAGFAM REALTY TRUST			
Owner 3:				
Street 1:	2 SHAWNEE ROAD			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry	Own Occ:	N
Postal:	02476	Type:		

PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:	Cntry		
Postal:			

NARRATIVE DESCRIPTION

This parcel contains .136 Sq. Ft. of land mainly classified as Res. / Comm. with a Office Building built about 1930, having primarily Brick Exterior and 823 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B1	NEIGH OFFI	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
340	0.000	90,700			90,700
Total Card	0.000	90,700			90,700
Total Parcel	0.136	656,800		418,800	1,075,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:		110.21	/Parcel: 247.7

PREVIOUS ASSESSMENT

[illegible]

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
6/27/2018	Meas/Inspect	HS	Hanne S
7/16/2013	Info Fm Prmt	EMK	Ellen K
3/12/2009	Meas/Inspect	201	PATRIOT
1/20/2000	Measured	197	PATRIOT

Sign:
VERIFICATION OF VISIT NOT DATA
//_

USER DEFINED

	Prior Id # 1:	15147
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	



Patriot
Properties Inc.

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Type:	71 - Office		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	5
Foundation:	6 - Slab		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:	19 - Texture 111	10	%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1930	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G14	Fact:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	13 - Earth		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

BATH FEATURES

Full Bath:		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	Rating:
A Kits:	Rating:
Frpl:	Rating:
WSFlue:	Rating:

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	35.0%
Functional:		
Economic:		
Special:		
Override:		
	Total:	35.0%

CALC SUMMARY

Basic \$ / SQ:	105.00
Size Adj.:	1.25000000
Const Adj.:	0.98094153
Adj \$ / SQ:	128.749
Other Features:	5576
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	139491
Depreciation:	48822
Depreciated Total:	90669

COMMENTS

[illegible]

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 0			BRs: 0			Baths:			HB 1		

REMODELING

		Exterior:	
		Interior:	
		Additions:	
5.	%	Kitchen:	
	%	Baths:	
	%	Plumbing:	
	%	Electric:	
	%	Heating:	
5	%	General:	

RES BREAKDOWN

[illegible]

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	128.75	
Special Features:	0	Val/Su Net:	58.71	
Final Total:	90700	Val/Su SzAd	110.21	

SKETCH

[illegible]

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	First Floor	823	128.750	105,96	
BMT	Basement	707	38.620	27,30	
OFP	Open Porch	15	43.160	64	
Net Sketched Area:		1,545	Total:	133,91	
Size Ad	823	Gross Area	1545	FinArea	823

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
0						
8						
7						
5						
3						

IMAGE



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Type: 71 - Office				
Sty Ht:	1 - 1 Story			
(Liv) Units:	1	Total:	5	
Foundation:	6 - Slab			
Frame:	1 - Wood			
Prime Wall:	7 - Brick			
Sec Wall:	19 - Texture 111	10	%	
Roof Struct:	4 - Flat			
Roof Cover:	4 - Tar & Gravel			
Color:	BRICK			
View / Desir:				

GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1930	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G14	Fact:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	13 - Earth		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

BATH FEATURES

Full Bath:		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	Rating:
A Kits:	Rating:
Frpl:	Rating:
WSFlue:	Rating:

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	35.0
Functional:		0
Economic:		0
Special:		0
Override:		0
	Total:	35.0

CALC SUMMARY

Basic \$ / SQ:	105.00
Size Adj.:	1.25000000
Const Adj.:	0.98094153
Adj \$ / SQ:	128.749
Other Features:	5576
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	139491
Depreciation:	48822
Depreciated Total:	90669

COMMENTS

[illegible]

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1											# Units
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 0			BRs: 0			Baths:			HB 1		

REMODELING

		Exterior:	
		Interior:	
		Additions:	
5.	%	Kitchen:	
	%	Baths:	
	%	Plumbing:	
	%	Electric:	
	%	Heating:	
5	%	General:	

RES BREAKDOWN

[illegible]

SKETCH

The diagram shows a stepped profile with the following dimensions and labels:

- Top Section:** A trapezoidal shape with a top width of 14, a bottom width of 8, and a height of 15. It is labeled "FFL".
- Middle Section:** A rectangular section with a height of 12. It contains the label "FFL BMT".
- Bottom Section:** A rectangular section with a height of 7.
- Left Side Dimensions:** The total vertical height from the base to the top of the middle section is 19. The height of the bottom section is 7.
- Right Side Dimensions:** The total vertical height from the base to the top of the middle section is 22. The height of the bottom section is 7.
- Base Label:** At the bottom left corner, there is a small box containing the text "OFF 3".

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	First Floor	823	128.750	105,96	
BMT	Basement	707	38.620	27,30	
OFP	Open Porch	15	43.160	64	
Net Sketched Area:		1,545	Total:	133,91	
Size Ad	823	Gross Area	1545	FinArea	823

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
0						
8						
7						
5						
3						

IMAGE



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MOBILE HOME Make:

	Model
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	Serial #
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PARCEL

ID	023.0-0003-0014.0
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AssessPro Patriot Properties, Inc

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
7	BMT	100	RRM	50	A	0
7	TFL	90				
3						
7						
1						
9						



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Type:	13	- Multi-Garden	
Sty Ht:	3	- 3 Story	
(Liv) Units:	4		Total: 5
Foundation:	3	- BrickorStone	
Frame:	1	- Wood	
Prime Wall:	4	- Vinyl	
Sec Wall:			%
Roof Struct:	5	- Mansard	
Roof Cover:	1	- Asphalt Shgl	
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade: C - Average			
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:	340	Alt %:	22
Jurisdic		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

BATH FEATURES

Full Bath	4	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits: 4	Rating:	Average
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.0%
Functional:		0.0%
Economic:		0.0%
Special:		0.0%
Override:		0.0%
	Total:	31.0%

CALC SUMMARY

Basic \$ / SQ:	180.00
Size Adj.:	1.00348771
Const Adj.:	1.01999998
Adj \$ / SQ:	184.240
Other Features:	190000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	820401
Depreciation:	254324
Depreciated Total:	566077

COMMENTS

[illegible]

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1											# Units	2
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs: 16		BRs: 6		Baths: 4		HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	M
1	3	1	3
1	3	1	
Totals			
4	16	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	184.24	
Special Features:	0	Val/Su Net:	137.54	
Final Total:	566100	Val/Su SzAd	190.58	

SKETCH

SUB AREA

[illegible]

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
77	BMT	100	RRM	50	A	0
77	TFL	90				
73						
57						
01						
29						

IMAGE

